

**Subject:** Re: EMERGENCY-#3400 MAJOR FLOODING

**From:** Katie Kiefer <katie@southpark.la>

**Date:** 05/17/2016 05:17 PM

**To:** "robin@biekerco.com" <robin@biekerco.com>

**CC:** Bob Buente <bbuente@1010dev.org>, Jessica Lall <jessica@southpark.la>

Fully executed lease attached. Took a quick look and there is no tenant improvement section or work letter as to what work was done in the unit that falls under either the Landlord or the tenant to confirm who's initial responsibility the work fell under for the kitchen install at the beginning of the Lease.

Section 7, "Maintenance; Repairs; Utility Installations; Trade Fixtures and Alterations" breaks down the obligations of each party. Per this section, it reads to me that SPBID is responsible for most of the suite's interior. But, due to the LL coordinating the work, selecting the product and installing the water heater this responsibility of the flood should not fall on SPBID. In contract, If we had gone ahead and coordinated all of this work, that would be a different story. But other than us putting in the request for the product to the LL, the LL handled all parts of the project. To take it one step further, in none of my emails did Liz, who has been fired by PSP, mention that the work would be a tenant billable cost or that we should handle this request on our own.

Let me know if there is anything else I can help with. Separate email to follow with photos so we are all on the same page with visuals.

THX.

Katie Kiefer

South Park BID

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA 90015

o. 213 663 1120

24/7: 866 560 9346

From: SPBID <[katie@southpark.la](mailto:katie@southpark.la) <<mailto:katie@southpark.la>> >

Date: Tuesday, May 17, 2016 at 2:16 PM

To: "robin@biekerco.com" <<mailto:robin@biekerco.com>> " <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >

Cc: Bob Buente <[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>> >

Subject: Re: EMERGENCY-#3400 MAJOR FLOODING

The lease draft is attached for your review. I have requested the fully executed lease for our files and will forward on when in receipt.

As mentioned, there is no LL work or tenant improvements section in the lease that illustrates broke down the Lessor or Lessee's responsibility of work. Unless there was a work letter that is missing from the lease. I'll have better details when I see the fully

Re: EMERGENCY-#3400 MAJOR FLOODING

executed copy of the lease.

THX.

Katie Kiefer

South Park BID

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1100 S. Flower St., Suite #3400, Los Angeles, CA 90015

o. 213 663 1120

24/7: 866 560 9346

From: SPBID <[katie@southpark.la](mailto:katie@southpark.la) <<mailto:katie@southpark.la>> >  
Date: Friday, May 13, 2016 at 12:15 PM  
To: "robin@biekerco.com <<mailto:robin@biekerco.com>> " <[robin@biekerco.com](mailto:robin@biekerco.com)  
<<mailto:robin@biekerco.com>> >  
Subject: Re: EMERGENCY-#3400 MAJOR FLOODING

No stress and the adjuster was onsite when I was there so we should have answers no later than Monday as to how the rest of the work will progress.

Appreciate you taking the time. THX.

Katie Kiefer

South Park BID

Please note change of address:

1100 S. Flower St., Suite <x-apple-data-detectors://2> #3400, Los Angeles, CA 90015  
<x-apple-data-detectors://3/0>

o. 213 663 1120 <tel:213%20663%201120>

24/7 <x-apple-data-detectors://4> : 866 560 9346 <tel:866%20560%209346>

On May 13, 2016, at 12:13 PM, "robin@biekerco.com <<mailto:robin@biekerco.com>> " <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> > wrote:

Can't make it after all. Will see it Monday

Sent from my iPhone

On May 13, 2016, at 11:11 AM, Katie Kiefer <[katie@southpark.la](mailto:katie@southpark.la)

<mailto:katie@southpark.la> > wrote:

Robin – I'm headed to talk with Clean and Safety so if you need the office unlocked, give me a call.

(602) 321-3575

Katie Kiefer

South Park BID

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA 90015

o. 213 663 1120

24/7: 866 560 9346

From: "[robin@biekerco.com](mailto:robin@biekerco.com) <mailto:robin@biekerco.com>"  
<[robin@biekerco.com](mailto:robin@biekerco.com) <mailto:robin@biekerco.com>> >  
Date: Friday, May 13, 2016 at 10:53 AM  
To: SPBID <[katie@southpark.la](mailto:katie@southpark.la) <mailto:katie@southpark.la>> >  
Cc: Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la) <mailto:jessica@southpark.la>> >  
Subject: Re: EMERGENCY-#3400 MAJOR FLOODING

I will drop by the offices after my 11:00 meeting

Sent from my iPhone

On May 13, 2016, at 9:29 AM, Katie Kiefer <[katie@southpark.la](mailto:katie@southpark.la)  
<mailto:katie@southpark.la>> > wrote:

Just ran into Harbro, they aren't working this weekend due to the adjuster rescheduling to be onsite at 10A today. Until the adjuster comes, LL won't know if insurance will cover specifics such as deep cleaning the carpets, removing hardwood, etc.

Mentioned mold to Harbro and he said there is nothing to worry about as they were called in immediately after the flooding was found. The water didn't have time to sit long enough and you would have needed very high humidity temps to grow mold.

Katie Kiefer

South Park BID

Re: EMERGENCY-#3400 MAJOR FLOODING

Please note change of address:

1100 S. Flower St., Suite <x-apple-data-detectors://2> #3400, Los Angeles, CA 90015 <x-apple-data-detectors://3/0>

o. 213 663 1120 <tel:213%20663%201120>

24/7 <x-apple-data-detectors://4> : 866 560 9346  
<tel:866%20560%209346>

On May 13, 2016, at 9:09 AM, Katie Kiefer <[katie@southpark.la](mailto:katie@southpark.la)  
<<mailto:katie@southpark.la>> > wrote:

FYI-just leaving the suite. No Harbro onsite but the fans are still going in the hallway, 1 in the kitchen and in Jessica and my office.

Katie Kiefer

South Park BID

Please note change of address:

1100 S. Flower St., Suite <x-apple-data-detectors://2> #3400, Los Angeles, CA 90015 <x-apple-data-detectors://3/0>

o. 213 663 1120 <tel:213%20663%201120>

24/7 <x-apple-data-detectors://4> : 866 560 9346  
<tel:866%20560%209346>

On May 13, 2016, at 8:44 AM, Robin Bieker  
<[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> > wrote:

Monday after 10:00/11:00

Per the previous email, I'm available to meet on

From: Jessica Lall [<mailto:jessica@southpark.la>]  
Sent: Friday, May 13, 2016 7:57 AM  
To: Katie Kiefer; Robin Bieker  
Subject: Re: EMERGENCY-#3400 MAJOR FLOODING

Hey Katie -

Thx for laying this out. Robin is going to help with the convo with George...so looping in him on this.

Thx

Jessica Lall

South Park BID

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA  
90015

o. 213 663 1112

c. 213 820 0837

24/7: 866 560 9346

<mailto:katie@southpark.la> >

From: Katie Kiefer <[katie@southpark.la](mailto:katie@southpark.la)>

Date: Friday, May 13, 2016 at 7:48 AM

To: Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la)>

<mailto:jessica@southpark.la> >

Subject: Re: EMERGENCY-#3400 MAJOR FLOODING

FYI – I'll still stop by the office on the way in to chat with the vendor, Harbro, as their contact guy has been very informative on daily status.

When you talk to George -

1. Their adjuster was onsite yesterday. They will determine whether the insurance will pay for ripping out the hardwood flooring or if it will be an out pocket cost by the LL. Regardless, the hardwood floor is warped and needs to be replaced.

2. Unsure due to the water being clean, if the carpet needs replacement. The most important detail is how to test for mold and certify we don't have it under the carpet.

3. We have not heard any details on when the drywall will get repaired, when repainting will occur and lastly, reinstalling the base.

When I met with Liz week 2 of being with SPBID, I asked if there was an opportunity to repaint most of the suite as there are lots of knicks and the paint is mismatched halfway down the hallway.

4. I assume if we can reorganize all meetings offsite, we can work out of the office next week unless they are doing work in it. They should be doing work over the weekend but haven't heard a word as to if that's happening.

I will take note to damage of any office furniture this morning and text you some photos.

Let me know if you'd like me to connect with Bob on extending our stay until potentially Wednesday since we have no idea what the status of the work is from the LL.

THX and feel better.

Katie Kiefer

South Park BID

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA  
90015

o. 213 663 1120

24/7: 866 560 9346

From: Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la)>  
<<mailto:jessica@southpark.la>> >  
Date: Friday, May 13, 2016 at 7:15 AM  
To: Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com)>  
<<mailto:robin@biekerco.com>> >  
Cc: George Peykar <[george.peykar@gmail.com](mailto:george.peykar@gmail.com)>  
<<mailto:george.peykar@gmail.com>> >, Mia Shin <[mia@pspinvest.com](mailto:mia@pspinvest.com)> <<mailto:mia@pspinvest.com>>  
>, SPBID <[katie@southpark.la](mailto:katie@southpark.la)> <<mailto:katie@southpark.la>> >  
Subject: Re: EMERGENCY-#3400 MAJOR FLOODING

Thanks, Robin.

Guys - I am still out sick.

today but let's chat Monday.

George - I got your Vm last night. I won't be in

Thanks,

Jessica Lall

South Park BID

Office: 213-663-1112

Cell: 213-820-0837

Please note our new address:

1100 Flower Street, Suite 3400

Los Angeles, CA 90015

Sent from my iPhone

On May 12, 2016, at 8:53 PM, Robin Bieker  
<[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> > wrote:

George,

Are you still out of town? I understood you were in Europe on vacation. Anyway, it does not look like the offices are even close to moving back in. Please have Mia reach out to Katie or Jessica to communicate the status about what is going on. I am around Friday afternoon and will stop by around 1:00 to take a look.

Thanks.

Robin Bieker

From: Katie Kiefer [<mailto:katie@southpark.la>]

Sent: Thursday, May 12, 2016 8:29 PM

To: Mia Shin; [george.peykar@gmail.com](mailto:george.peykar@gmail.com)

<<mailto:george.peykar@gmail.com>>

Cc: Jessica Lall; Robin Bieker - South Bieker; Bob

Buente

Re: EMERGENCY-#3400 MAJOR FLOODING

Subject: Re: EMERGENCY-#3400 MAJOR FLOODING  
Importance: High

Mia – our office VM's aren't working as the phones were disconnected when our offices were shifted around. I made sure to give your office my cell and did not receive a call.

Stopped by the office around 6P. Please refer to the attached photos. It doesn't look possible to move back in tomorrow if the fans are still going, our offices are still shifted around for areas of carpet/drywall to dry and no update as to when drywall repairs or hardwood floor repairs will be completed.

I can make myself available tomorrow to be onsite to do a walk thru and discuss specifics. We cannot go another 24-hours without any understanding of how the landlord is handling the repairs.

Recirculating my cell for convenience:  
602-321-3575. What is the earliest tomorrow morning we can meet? As we only reserved temp space thru tomorrow I will need all of tomorrow to secure other accommodations as a backup, if needed. Please confirm we can meet no later than 10A.

THX.

Katie Kiefer

South Park BID

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA

90015

o. 213 663 1120

24/7: 866 560 9346

<mailto:mia@pspinvest.com> >

<mailto:mia@pspinvest.com> >

<mailto:katie@southpark.la> >

From: Mia Shin <[mia@pspinvest.com](mailto:mia@pspinvest.com)>

Reply-To: Mia Shin <[mia@pspinvest.com](mailto:mia@pspinvest.com)>

Date: Thursday, May 12, 2016 at 6:28 PM

To: SPBID <[katie@southpark.la](mailto:katie@southpark.la)>

Subject: Re: EMERGENCY-#3400 MAJOR FLOODING



Hi Katie,

Are you in the office? I called you but I got your voicemail. We're still here if you'd like to stop by for few minutes.

Mia Shin

PSP Investment Group

1100 S. Flower St., Suite 3200

Los Angeles, CA 90015

213-749-6636 Phone

213-749-7700 Fax

Email: [mia@pspinvest.com](mailto:mia@pspinvest.com)

[<mailto:mia@pspinvest.com>](mailto:mia@pspinvest.com)

---

[<mailto:katie@southpark.la>](mailto:katie@southpark.la) >  
From: Katie Kiefer <[katie@southpark.la](mailto:katie@southpark.la)>  
To: Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la)>  
<<mailto:jessica@southpark.la>> >; Mia Shin <[mia@pspinvest.com](mailto:mia@pspinvest.com) <<mailto:mia@pspinvest.com>> >  
Cc: Robin Bieker - South Bieker  
<[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >; Bob Buente <[bbuente@1010dev.org](mailto:bbuente@1010dev.org)  
<<mailto:bbuente@1010dev.org>> >

Sent: Thursday, May 12, 2016 5:29 PM  
Subject: Re: EMERGENCY-#3400 MAJOR FLOODING

Mia - I am headed back over to #3400 around 5:45P, who at PSP is in charge of this project and can give us an update?

Katie Kiefer

South Park BID

Please note change of address:

90015

1100 S. Flower St., Suite #3400, Los Angeles, CA

o. 213 663 1120

24/7: 866 560 9346

<mailto:jessica@southpark.la> >

<mailto:mia@pspinvest.com> >

<mailto:katie@southpark.la> >, Robin Bieker - South Bieker <[robin@biekerco.com](mailto:robin@biekerco.com)>  
<<mailto:robin@biekerco.com>> >, Bob Buente <[bbuente@1010dev.org](mailto:bbuente@1010dev.org)>  
<<mailto:bbuente@1010dev.org>> >

From: Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la)>

Date: Thursday, May 12, 2016 at 5:23 PM

To: Mia Shin <[mia@pspinvest.com](mailto:mia@pspinvest.com)>

Cc: SPBID <[katie@southpark.la](mailto:katie@southpark.la)>

Subject: Re: EMERGENCY-#3400 MAJOR FLOODING

Hi Mia -

I am home sick and katie is running point on this.

I'm not sure how this is ready for us to move back? Are carpets going to be replaced, tested for mold? I believe the drywall is exposed and office furniture moved around?

We are trying to be patient but there seems to be a lack of communication and I'm not confident that the appropriate steps have been taken.

I believe Katie is headed over now to check on things. I would appreciate your team working with her cooperatively on this.

Thanks,

Jessica Lall

South Park BID

Office: 213-663-1112

Cell: 213-820-0837

Please note our new address:

1100 Flower Street, Suite 3400

Los Angeles, CA 90015

Sent from my iPhone

On May 12, 2016, at 5:11 PM, Mia Shin  
<[mia@pspinvest.com](mailto:mia@pspinvest.com) <<mailto:mia@pspinvest.com>> > wrote:

Hi Jessica,

I tried to reach you but I got your voicemail. In any case, I am told that it's dried, and you should be able to move back tomorrow.

Best Regards,

Mia Shin

PSP Investment Group

1100 S. Flower St., Suite 3200

Los Angeles, CA 90015

213-749-6636 Phone

213-749-7700 Fax

Email: [mia@pspinvest.com](mailto:mia@pspinvest.com)

[<mailto:mia@pspinvest.com>](mailto:mia@pspinvest.com)

----- Forwarded Message -----

From: George Peykar <[george.peykar@gmail.com](mailto:george.peykar@gmail.com)>

To: Mia Shin <[miashin123@yahoo.com](mailto:miashin123@yahoo.com)>

Sent: Thursday, May 12, 2016 5:03 PM

Subject: Fwd: EMERGENCY-#3400 MAJOR FLOODING

[<mailto:george.peykar@gmail.com>](mailto:george.peykar@gmail.com) >

[<mailto:miashin123@yahoo.com>](mailto:miashin123@yahoo.com) >

Re: EMERGENCY-#3400 MAJOR FLOODING

George Peykar

PSP Investment Group

1100 S. Flower St., Suite 3200

Los Angeles, CA 90015

213-749-6636 Tel

213-749-7700 Fax

Email: [george@pspinvest.com](mailto:george@pspinvest.com)

[<mailto:george@pspinvest.com>](mailto:george@pspinvest.com)

----- Forwarded message -----

From: Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la)

[<mailto:jessica@southpark.la>](mailto:jessica@southpark.la) >

Date: Thu, May 12, 2016 at 4:28 PM

Subject: Re: EMERGENCY-#3400 MAJOR FLOODING

To: Katie Kiefer <[katie@southpark.la](mailto:katie@southpark.la)

[<mailto:katie@southpark.la>](mailto:katie@southpark.la) >, "[george.peykar@gmail.com](mailto:george.peykar@gmail.com) [<mailto:george.peykar@gmail.com>](mailto:george.peykar@gmail.com) " [<george.peykar@gmail.com](mailto:george.peykar@gmail.com) [<mailto:george.peykar@gmail.com>](mailto:george.peykar@gmail.com) >

Cc: Mia Shin <[mia@pspinvest.com](mailto:mia@pspinvest.com)

[<mailto:mia@pspinvest.com>](mailto:mia@pspinvest.com) >, Laronnna Jupiter <[laronnna@southpark.la](mailto:laronnna@southpark.la)

[<mailto:laronnna@southpark.la>](mailto:laronnna@southpark.la) >, Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com)

[<mailto:robin@biekerco.com>](mailto:robin@biekerco.com) >, "[bbuente@1010dev.org](mailto:bbuente@1010dev.org) [<mailto:bbuente@1010dev.org>](mailto:bbuente@1010dev.org) "

[<bbuente@1010dev.org](mailto:bbuente@1010dev.org) [<mailto:bbuente@1010dev.org>](mailto:bbuente@1010dev.org) >, "[SJordan@aegworldwide.com](mailto:SJordan@aegworldwide.com)

[<mailto:SJordan@aegworldwide.com>](mailto:SJordan@aegworldwide.com) " <[SJordan@aegworldwide.com](mailto:SJordan@aegworldwide.com)

[<mailto:SJordan@aegworldwide.com>](mailto:SJordan@aegworldwide.com) >, "[daniel@jadeent.com](mailto:daniel@jadeent.com) [<mailto:daniel@jadeent.com>](mailto:daniel@jadeent.com) "

[<daniel@jadeent.com](mailto:daniel@jadeent.com) [<mailto:daniel@jadeent.com>](mailto:daniel@jadeent.com) >, "[liz@pspinvest.com](mailto:liz@pspinvest.com)

[<mailto:liz@pspinvest.com>](mailto:liz@pspinvest.com) " <[liz@pspinvest.com](mailto:liz@pspinvest.com) [<mailto:liz@pspinvest.com>](mailto:liz@pspinvest.com) >

An update ASAP on where things stand and when we will be able to move back would be much appreciated. We only have office space set up until tomorrow.

Please advise.

Jessica Lall

South Park BID

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA

90015

o. 213 663 1112

c. 213 820 0837

24/7: 866 560 9346

From: Katie Kiefer <[katie@southpark.la](mailto:katie@southpark.la)>  
<<mailto:katie@southpark.la>> >  
Date: Thursday, May 12, 2016 at 4:18 PM  
To: Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la)>  
<<mailto:jessica@southpark.la>> >, George Peykar <[george.peykar@gmail.com](mailto:george.peykar@gmail.com)>  
<<mailto:george.peykar@gmail.com>> >  
Cc: Mia Shin <[mia@pspinvest.com](mailto:mia@pspinvest.com)>  
<<mailto:mia@pspinvest.com>> >, Laronnna Jupiter <[laronnna@southpark.la](mailto:laronnna@southpark.la)>  
<<mailto:laronnna@southpark.la>> >, Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com)>  
<<mailto:robin@biekerco.com>> >, Bob Buente <[bbuente@1010dev.org](mailto:bbuente@1010dev.org)>  
<<mailto:bbuente@1010dev.org>> >, Shelby Jordan <[SJordan@aegworldwide.com](mailto:SJordan@aegworldwide.com)>  
<<mailto:SJordan@aegworldwide.com>> >, Daniel Taban <[daniel@jadeent.com](mailto:daniel@jadeent.com)>  
<<mailto:daniel@jadeent.com>> >, "[liz@pspinvest.com](mailto:liz@pspinvest.com) <<mailto:liz@pspinvest.com>> "  
<[liz@pspinvest.com](mailto:liz@pspinvest.com)> <<mailto:liz@pspinvest.com>> >  
Subject: Re: EMERGENCY-#3400 MAJOR FLOODING

George – how did the meeting with the adjuster go today? I stopped by the office this morning and it's evident that the walls are still drying out.

We have not heard a word from the office as to how the repairs are playing out. Does new carpet need to be installed? Is the plan to work through the weekend to handle some of this work? The warped hardwood floors will need to be replaced, is there a tentative time as to when this work will be done within the next upcoming days?

As the week's end is fast approaching, we are unsure how to plan for next week. Will we be getting any type of update soon, we have heard nothing other than the office is being "cleaned?" We really need someone to give updates and how this work is being proactively handled in order for us to continue business operations in the interim.

THX.

Katie Kiefer  
South Park BID

90015

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA

o. 213 663 1120

24/7: 866 560 9346

From: SPBID <[katie@southpark.la](mailto:katie@southpark.la)>  
<<mailto:katie@southpark.la>> >  
Date: Wednesday, May 11, 2016 at 2:59 PM  
To: Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la)>  
<<mailto:jessica@southpark.la>> >, "[liz@pspinvest.com](mailto:liz@pspinvest.com) <<mailto:liz@pspinvest.com>> "  
<[liz@pspinvest.com](mailto:liz@pspinvest.com) <<mailto:liz@pspinvest.com>> >  
Cc: Mia Shin <[mia@pspinvest.com](mailto:mia@pspinvest.com)>  
<<mailto:mia@pspinvest.com>> >, "[george.peykar@gmail.com](mailto:george.peykar@gmail.com) <<mailto:george.peykar@gmail.com>> "  
<[george.peykar@gmail.com](mailto:george.peykar@gmail.com) <<mailto:george.peykar@gmail.com>> >, Laronnia Jupiter  
<[laronnia@southpark.la](mailto:laronnia@southpark.la) <<mailto:laronnia@southpark.la>> >, Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com)>  
<<mailto:robin@biekerco.com>> >, "[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>> "  
<[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>> >, "[SJordan@aegworldwide.com](mailto:SJordan@aegworldwide.com)  
<<mailto:SJordan@aegworldwide.com>> " <[SJordan@aegworldwide.com](mailto:SJordan@aegworldwide.com)  
<<mailto:SJordan@aegworldwide.com>> >, "[daniel@jadeent.com](mailto:daniel@jadeent.com) <<mailto:daniel@jadeent.com>> "  
<[daniel@jadeent.com](mailto:daniel@jadeent.com) <<mailto:daniel@jadeent.com>> >  
Subject: Re: EMERGENCY-#3400 MAJOR FLOODING

Liz - per our conversation, the unit is currently being cleaned and will you give me daily updates on the status.

We have found temporary accommodations to continue office operations in the interim but not receiving any type of progress updates from PSP isn't allowing us to continue planning accordingly. We will be using the temp space for the remainder of the week to accommodate the work.

Please give me a call on my cell tomorrow to give me an update on how the cleaning is coming along no later than 3P.

THX.

Katie Kiefer

South Park BID

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA

90015

o. 213 663 1120

24/7: 866 560 9346

On May 11, 2016, at 10:29 AM, Jessica Lall  
<[jessica@southpark.la](mailto:jessica@southpark.la) <<mailto:jessica@southpark.la>> > wrote:

Hi Liz -

Can we please get an update on where things stand?

Thanks,

Jessica Lall

South Park BID

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA

90015

o. 213 663 1112

c. 213 820 0837

24/7: 866 560 9346

From: "[liz@pspinvest.com](mailto:liz@pspinvest.com)  
<<mailto:liz@pspinvest.com>> " <[liz@pspinvest.com](mailto:liz@pspinvest.com) <<mailto:liz@pspinvest.com>> >  
Reply-To: "[liz@pspinvest.com](mailto:liz@pspinvest.com)  
<<mailto:liz@pspinvest.com>> " <[liz@pspinvest.com](mailto:liz@pspinvest.com) <<mailto:liz@pspinvest.com>> >  
Date: Tuesday, May 10, 2016 at 2:43 PM  
To: Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la)  
<<mailto:jessica@southpark.la>> >, Katie Kiefer <[katie@southpark.la](mailto:katie@southpark.la)  
<<mailto:katie@southpark.la>> >, Mia Shin <[mia@pspinvest.com](mailto:mia@pspinvest.com) <<mailto:mia@pspinvest.com>> >,  
George Peykar <[george.peykar@gmail.com](mailto:george.peykar@gmail.com) <<mailto:george.peykar@gmail.com>> >  
Cc: Laronnia Jupiter <[laronnia@southpark.la](mailto:laronnia@southpark.la)  
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<<mailto:bbuente@1010dev.org>> >, Shelby Jordan <[SJordan@aegworldwide.com](mailto:SJordan@aegworldwide.com)  
<<mailto:SJordan@aegworldwide.com>> >, Daniel Taban <[daniel@jadeent.com](mailto:daniel@jadeent.com)  
<<mailto:daniel@jadeent.com>> >

Subject: Re: EMERGENCY-#3400 MAJOR FLOODING

Hi Jessica,

It should be done today if there are any changes I will notify you.

Best,

Lizeth Espin

PSP Investment Group

1100 S. Flower St, Suite 3200

Los Angeles, CA 90015

(213) 749-6636

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From: Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la)>  
<<mailto:jessica@southpark.la>> >  
To: "liz@pspinvest.com <<mailto:liz@pspinvest.com>>" <[liz@pspinvest.com](mailto:liz@pspinvest.com)> <<mailto:liz@pspinvest.com>>"; Katie Kiefer <[katie@southpark.la](mailto:katie@southpark.la)> <<mailto:katie@southpark.la>>"; Mia Shin <[mia@pspinvest.com](mailto:mia@pspinvest.com)> <<mailto:mia@pspinvest.com>>"; "george.pezkar@gmail.com <<mailto:george.pezkar@gmail.com>>" <[george.pezkar@gmail.com](mailto:george.pezkar@gmail.com)> <<mailto:george.pezkar@gmail.com>> >  
Cc: Laronnica Jupiter <[laronnica@southpark.la](mailto:laronnica@southpark.la)> <<mailto:laronnica@southpark.la>>"; Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com)> <<mailto:robin@biekerco.com>>"; "bbuente@1010dev.org <<mailto:bbuente@1010dev.org>>" <[bbuente@1010dev.org](mailto:bbuente@1010dev.org)> <<mailto:bbuente@1010dev.org>>"; "SJordan@aegworldwide.com <<mailto:SJordan@aegworldwide.com>>" <[SJordan@aegworldwide.com](mailto:SJordan@aegworldwide.com)> <<mailto:SJordan@aegworldwide.com>>"; "daniel@jadeent.com <<mailto:daniel@jadeent.com>>" <[daniel@jadeent.com](mailto:daniel@jadeent.com)> <<mailto:daniel@jadeent.com>> >  
Sent: Tuesday, May 10, 2016 1:29 PM  
Subject: Re: EMERGENCY-#3400 MAJOR FLOODING

Thanks, Liz.

We understand that the 2nd floor is in worse condition, however, our entire team can't use the office. Any update on when you expect them to be in our office would be much appreciated. Maybe having a second crew cleaning up would also be worth considering. This is creating a very difficult situation for the



team – especially as we have many public mtgs in our office space.

Please advise as soon as you can.

Thanks,

Jessica Lall  
South Park BID

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA  
90015

o. 213 663 1112

c. 213 820 0837

24/7: 866 560 9346

From: "[liz@pspinvest.com](mailto:liz@pspinvest.com)  
<[liz@pspinvest.com](mailto:liz@pspinvest.com)> " <[liz@pspinvest.com](mailto:liz@pspinvest.com)> <[liz@pspinvest.com](mailto:liz@pspinvest.com)> >  
Reply-To: "[liz@pspinvest.com](mailto:liz@pspinvest.com)  
<[liz@pspinvest.com](mailto:liz@pspinvest.com)> " <[liz@pspinvest.com](mailto:liz@pspinvest.com)> <[liz@pspinvest.com](mailto:liz@pspinvest.com)> >  
Date: Tuesday, May 10, 2016 at 1:21 PM  
To: Katie Kiefer <[katie@southpark.la](mailto:katie@southpark.la)  
<[katie@southpark.la](mailto:katie@southpark.la)> >, Mia Shin <[mia@pspinvest.com](mailto:mia@pspinvest.com) <[mia@pspinvest.com](mailto:mia@pspinvest.com)> >, George Peykar <[george.peykar@gmail.com](mailto:george.peykar@gmail.com) <[george.peykar@gmail.com](mailto:george.peykar@gmail.com)> >  
Cc: Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la)  
<[jessica@southpark.la](mailto:jessica@southpark.la)> >, Laronnia Jupiter <[laronnia@southpark.la](mailto:laronnia@southpark.la)  
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<[bbuente@1010dev.org](mailto:bbuente@1010dev.org)> >, Shelby Jordan <[SJordan@aegworldwide.com](mailto:SJordan@aegworldwide.com)  
<[SJordan@aegworldwide.com](mailto:SJordan@aegworldwide.com)> >, Daniel Taban <[daniel@jadeent.com](mailto:daniel@jadeent.com)  
<[daniel@jadeent.com](mailto:daniel@jadeent.com)> >

Subject: Re: EMERGENCY-#3400 MAJOR FLOODING

Hi Katie,

Thank you for your patience and understanding, the unit below is being worked on at this moment; considering that is the worst water

intrusion area. The cleaning company will be in your unit as soon as they are done with the units below. We received your previous email and will get back to you on your request.

Best,

Lizeth Espin

PSP Investment Group

1100 S. Flower St, Suite 3200

Los Angeles, CA 90015

(213) 749-6636

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From: Katie Kiefer <[katie@southpark.la](mailto:katie@southpark.la)>  
<<mailto:katie@southpark.la>> >  
To: Mia Shin <[mia@pspinvest.com](mailto:mia@pspinvest.com)>  
<<mailto:mia@pspinvest.com>> >; "<[liz@pspinvest.com](mailto:liz@pspinvest.com) <<mailto:liz@pspinvest.com>> >"  
<[liz@pspinvest.com](mailto:liz@pspinvest.com) <<mailto:liz@pspinvest.com>> >; "<[george.peykar@gmail.com](mailto:george.peykar@gmail.com)>  
<<mailto:george.peykar@gmail.com>> " <[george.peykar@gmail.com](mailto:george.peykar@gmail.com)>  
<<mailto:george.peykar@gmail.com>> >  
Cc: Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la)>  
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<<mailto:robin@biekerco.com>> >; "<[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>> "<  
<[bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>> >; "<[SJordan@aegworldwide.com](mailto:SJordan@aegworldwide.com)>  
<<mailto:SJordan@aegworldwide.com>> " <[SJordan@aegworldwide.com](mailto:SJordan@aegworldwide.com)>  
<<mailto:SJordan@aegworldwide.com>> >; "<[daniel@jadeent.com](mailto:daniel@jadeent.com) <<mailto:daniel@jadeent.com>> "<  
<[daniel@jadeent.com](mailto:daniel@jadeent.com) <<mailto:daniel@jadeent.com>> >  
Sent: Tuesday, May 10, 2016 12:38 PM  
Subject: RE: EMERGENCY-#3400 MAJOR FLOODING

We understand the second floor has taken priority due to the water intrusion being the worst there. Please advise to when a commercial vendor will be onsite to at least inspect our suite and help us understand how the cleanup will be handled as it is already 12:30P.

THX.

Katie Kiefer

South Park BID

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA

90015

o. 213 663 1120

24/7: 866 560 9346

From: Katie Kiefer

Sent: Tuesday, May 10, 2016 11:25 AM

To: Mia Shin <[mia@pspinvest.com](mailto:mia@pspinvest.com)

<<mailto:mia@pspinvest.com>> >; <[liz@pspinvest.com](mailto:liz@pspinvest.com) <<mailto:liz@pspinvest.com>> >  
<[liz@pspinvest.com](mailto:liz@pspinvest.com) <<mailto:liz@pspinvest.com>> >; [george.peykar@gmail.com](mailto:george.peykar@gmail.com)  
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Cc: Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la)  
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<<mailto:robin@biekerco.com>> >; [bbuente@1010dev.org](mailto:bbuente@1010dev.org) <<mailto:bbuente@1010dev.org>> ;  
[SJordan@aegworldwide.com](mailto:SJordan@aegworldwide.com) <<mailto:SJordan@aegworldwide.com>> ; [daniel@jadeent.com](mailto:daniel@jadeent.com)  
<<mailto:daniel@jadeent.com>>

Subject: Re: EMERGENCY-#3400 MAJOR FLOODING  
Importance: High

Thank you for the quick response on getting to the suite with regards to the flooding that occurred from the instahot installation yesterday, May 9. The crew has completed dryvacing the standing water up found in the hallways and in each of the 3 offices (details provided below). What are they next steps on getting a commercial vendor onsite to handle to clean up, drying of water, etc?

The water damage found is as follows; pictures attached:

? Standing water found under the kitchen sink cabinetry where instahot was installed. When I came into the office this morning at roughly 7:50A, the instahot was spewing water out of a side seam of the unit.

? The hardwood flooring along the east side of kitchen is starting to warp due to water intrusion beneath the flooring.

? Flooding went thru the kitchen/conference room drywall and into the suite hallway

? Flooding went thru the east hallway drywall into 3 offices.

? Flooding went thru Jessica's office drywall into Josh's office, and again thru Josh's office into Katie's office.

? There was roughly 1/4" standing water found this morning in Jessica's office, the front half of Josh's office and the northwest corner of Katie's office.

? Water damage is unknown at this point for the furniture/office equipment located in Jessica, Josh and Katie's offices. We will provide better details on what pieces are warped due to the overnight flooding. If damage is present we will need to discuss replacement of any office equipment/furniture impacted.

Regarding the clean up:

1. While the crew dryvaccumed the immediate water present in the hallway and 3 offices, all of the furniture impacted by the water should be moved in order for 1) the pieces to dry thoroughly as well as 2) to allow all carpet to thoroughly dry. Please advise where the larger furniture will be relocated to.
2. Please advise as to how the kitchen hardware, hardwood floors, wood and black rubber base, and carpet will be checked for damage. We are concerned that due to this flooding occurring throughout the night that when the suite is dried, water damage will be visible in the drywall/base. It has already been mentioned above that the hardwood flooring is starting to show signs of being warped.
3. If the overnight water damage is too severe to simply dry out, we will request new product be installed. This would include drywall, hardwood floors, cabinetry, carpet, wood and black rubber base.
4. We are requesting all major appliances (dishwasher, fridge and electrical be checked for any water damage due to the flooding.

The water was manually turned off at the kitchen plumbing this morning when I arrived onsite. Until you can confirm as to what caused the flooding, we will refrain from using the kitchen sink or dishwasher until we receive your approval to start use again. We do not want the flooding to re-occur.

As for the instahot that was installed yesterday and found spewing water this morning, we will want that completely removed and will want a new one installed. With regards to the type of new product to be installed, please confirm that it is the correct grade to handle the plumbing connection to both the sink and the dishwasher. During the install yesterday, it was connected to both of these.

It is important to mention that after the installation yesterday, Jose made mention that the dishwasher plumbing line has a crack in it. He recommended replacing the dishwasher entirely as it is a very old model.

We understand the top priority currently is to handle getting the standing water cleaned up. All SPBID employees are working satellite today due to the flooding. I will need to give updates on turnaround for the full cleanup, repair of any materials (drywall, carpet, hardwood floors, wood and black rubber base as well as furniture) in order for our office to continue running. Please be sure to keep open communication in order for us to reschedule meetings that were to take place in the office. We are happy to accommodate all work needed in the suite in order to get the suite up and running ASAP as we do not want to lose much time from being in the office.

Thank you and I will stay onsite as long as necessary to discuss the above details. THX.

Katie Kiefer

South Park BID

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA

90015

o. 213 663 1120

24/7: 866 560 9346

From: SPBID <[katie@southpark.la](mailto:katie@southpark.la)

<<mailto:katie@southpark.la>> >

Date: Tuesday, May 10, 2016 at 7:46 AM

To: Mia Shin <[mia@pspinvest.com](mailto:mia@pspinvest.com)

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<[liz@pspinvest.com](mailto:liz@pspinvest.com) <<mailto:liz@pspinvest.com>> >

Cc: Jessica Lall <[jessica@southpark.la](mailto:jessica@southpark.la)

<<mailto:jessica@southpark.la>> >, Josh Kreger <[josh@southpark.la](mailto:josh@southpark.la) <<mailto:josh@southpark.la>> >, Laura Hill <[laura@southpark.la](mailto:laura@southpark.la) <<mailto:laura@southpark.la>> >, Laronnia Jupiter  
<[laronnia@southpark.la](mailto:laronnia@southpark.la) <<mailto:laronnia@southpark.la>> >

Subject: EMERGENCY-#3400 MAJOR WATER LEAK

PLEASE COME TO THE SWEET ASAP.

Katie Kiefer

South Park BID

Please note change of address:

1100 S. Flower St., Suite #3400, Los Angeles, CA

90015

o. 213 663 1120

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<IMG\_3452[1].JPG>

Re: EMERGENCY-#3400 MAJOR FLOODING

<IMG\_3451.JPG>

<IMG\_3450.JPG>

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<IMG\_3448.JPG>

<IMG\_3447.JPG>

<IMG\_3446.JPG>

— Attachments: —

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South Park Lease[1].PDF

16.3 MB